

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
WEDNESDAY, March 25, 2009**

The Highland Redevelopment Commission ("RC", "Commission") met in Study Session on Wednesday, March 25, 2009, at 6:45 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. The Study Session was called to order by Commissioner Dominic Noce. The minutes were prepared by Cecile Petro, Redevelopment Director.

**ROLL CALL:** Commissioners present on silent roll call included Dominic Noce, Greg Kuzmar, and Selena Rich. Also in attendance were School Town of Highland appointed Commissioner Luanne Jurczak and Substitute for the School Town of Highland Lawrence Vassar, Economic Development Commissioner George VandeWerken, Town Councilman Bernie Zemen, and Redevelopment Director Cecile Petro. Commissioners Adam Gawlikowski and Tom Crowel were absent with notice.

**General Substance of the Study Session**

**1. Election of Officers**

The Commission discussed the election of officers that was conducted at the last public meeting. The Director informed the Commission that their Attorney had provided her recommendation that the elections should be redone at the next regularly scheduled public meeting. The Attorney stated that self-nominations are usually reserved for large groups and not for smaller commissions and boards. The Commission decided to conduct new elections at the next public meeting on April 8, 2009.

**2. Consideration of Appointing a Project Advisor**

The Commission tabled this discussion until Commissioner Gawlikowski returns to introduce the concept at the next study session.

**3. Consideration of Taping Public Meetings**

The Commission discussed taping Commission meetings and decided not to do so at this time.

**4. Commercial Realtor Luncheon**

Commissioners reviewed the letter and attachment for the Commercial Realtor Luncheon and suggestions were given to the Director for changes. Once these are completed, the letter will be sent electronically to over one

hundred Commercial Realtors. The Luncheon is scheduled for April 30, 2009 at 11:00 AM at the HI-FI Roadhouse restaurant.

**5. Plan Commission President Addresses Commission**

Plan Commission President, Mario Martini, entered the meeting and addressed the Commission. He stated that the Plan Commission would like to schedule the review of the Design Standards for the Redevelopment Area as soon as possible. Discussion ensued on the status of the document and subsequent changes to that document. These changes must be forwarded to the Plan Commission before that body is able to publicize its intention to review and act upon it. Director Petro informed the Commission that she is waiting for the Plan Commission's attorney to write a "savings clause" and that one item within the document is also being reviewed by both the Plan Commission's attorney and the Redevelopment Commission's attorney. Once those two items are completed, a letter will be sent to members of the Plan Commission updating the final draft copy of the Design Standards.

**6. Bult Oil Property**

The Commission directed Ms. Petro to have the appraisals on the Bult Oil property completed before the Commission has a press conference on the remediation of the site. Commissioners suggested that they may receive more interest in the site if the appraisals were completed by that time. The Director also provided the Commission with a list of Redevelopment Commissioners (2000-2009) since the remediation process has been initiated for the Bult Oil site. They will be invited to the press conference and receive a certificate of appreciation for their assistance throughout the project.

**7. Lighting on Kennedy Avenue**

Director Petro informed the Commission that the current reconstruction of Kennedy Avenue does not include decorative lighting. If the Commission would like to see decorative lighting along north Kennedy, then it would have to find the resources to pay for it. Ms. Petro also informed the Commission that she has applied for this expenditure through the Indiana Economic Development Commission's request for proposal process. However, she stated that the chances for approval are unknown at this time. In order to meet the current deadline for the project, it would be incumbent upon the Commission to provide the funding. Discussion ensued on the lighting options for Kennedy Avenue. Commissioners were generally in favor of utilizing their capital fund for this expenditure. The Commission directed Ms. Petro to discuss that possibility with the Clerk-Treasurer.

**8. Business Attraction and Expansion in Highland**

The Director updated the Commission on business attraction and expansion efforts in Highland.

**The Study Session was adjourned at 8:15 PM.**